

CITY OF LADUE

Building Department

CITY OF LADUE ZONING AND PLANNING STAFF REPORT June 23, 2021

SPECIAL USE PERMIT (ZPC 21-05)

Address of property: 9841 Old Warson Road

Applicant: Old Warson Country Club

Action Requested: Special Use Permit Amendment to construct an additional building, sport courts, and other improvements on a private club property in a residential zoning district

PROPERTY/ZONING

- 9841 Old Warson Road is located in the B Residential Zoning District. The property is 144.34 acres in size.
- The property is surrounded by residential uses.



- This property initially received a Special Use Permit to operate a private club in 1953. There have been several amendments to the original SUP, including an application in 2002 for new and relocated tennis courts and another amendment approved in December of 2020 for relocated tennis courts, pickleball courts, and a new pavilion.

PROPOSAL

- The construction proposed for this site includes eliminating the two westernmost tennis courts on the property. They would be replaced by two bocce courts, a golf building, and a golf cart parking area. There would also be a few changes to the driveway and parking area, as well as landscaping.
- The changes proposed with this application lie just to the west of the relocated tennis courts that were approved as part of the most recent SUP amendment from December 2020.
- Because the bocce courts and golf building are considered accessory structures, the zoning code prohibits them from being placed in the front yard of the property. The front yard is considered to be the entire area between the main building and the road. The placement of these structures in the front yard will require a variance. All new structures appear to meet the required front setback with a portion of the existing putting green and driving range to remain within the front setback.
- The proposed golf building is 3,160 square feet. The height of the proposed structure is 26'7".
- A landscape buffer is planned along Old Warson Road near the new construction.
- The parking area is changing slightly with the number of spaces increasing from 253 to 257. There is no requirement for additional parking spaces for this project.

Greenspace and Stormwater

- Please refer to the following table for the comparison of green space and impervious coverage before and after the project:

Type of surface	Existing	Proposed	Change
Paving	246,114	252,419	+6,305
Building	45,864	49,024	+3,160
Tennis Courts	44,419	31,198	-13,221
Green Space	669,953	673,438	3,485

- Total pervious vs. impervious coverage calculations were not submitted for the entire site. Since this property is in the B zoning district, green space must comprise at least 75% of the site. As proposed, the green space in the clubhouse area comprises about 67% of the 23.10 acres designated as the clubhouse area. Since the remainder of the property is a golf course that is nearly all greenspace, it can be presumed that this property meets the green space requirement.
- This development will require MSD approval and will need to meet all of Ladue's stormwater requirements.
- Any tree removal will need to go through the tree removal permitting process.

Other Site Improvements

Any other site improvements, such as retaining walls, fencing, or other minor improvements have not been reviewed as part of this SUP application but may be approved through the building permit process.

STAFF SUGGESTIONS AND COMMENTS

- The building has been reviewed and approved by the Architectural Review Board,
- A landscape plan will need to be submitted and reviewed as part of the building permit process.

RECOMMENDED CONDITIONS

- All provisions of previously issued Special Use Permits and Special Use Permit Amendments remain in force unless they are in direct conflict with the conditions in this amendment.
- The location of the proposed building and other improvements must follow the plans submitted for this application dated 4/27/21.
- A tree removal permit will be required for any tree removal. Landscape plans will need to be reviewed by the City's landscape consultant and approved during the building permit process per the City's landscape approval process.
- Development must comply with all City of Ladue stormwater requirements and must also be approved by MSD.
- All other construction and site improvements must comply with all applicable City of Ladue Ordinances and regulations, including accessibility requirements and the requirements of the Ladue Fire Department.
- Approval of the building permit for this development shall be subject to the granting of a variance to allow accessory structures in the front yard of this property.

- The following rules shall apply during construction:
 - There shall be no deliveries of construction material prior to 7:30am or after 4:00pm.
 - All trucks leaving premises shall be cleaned of mud and shall not track mud or debris onto surrounding roadways.
 - All parking for construction workers and equipment shall be provided on the site.
 - No work shall be performed on Sunday.

CRITERIA FOR APPROVAL

Special Use Permits are regulated by Section VII of the Zoning Ordinance. General criteria are described in Subsection C., as follows:

In considering whether or not such application should be granted, it shall be the duty of the City Zoning and Planning Commission and of the City Council to give consideration to the effect of the requested use on health, safety, morals, and the general welfare of the residents of the area in the vicinity of the property in question, and the residents of the city generally, including the effect on:

1. Traffic in the streets;
2. Fire hazards;
3. Overcrowding of land or undue concentration of people
4. Fire, police, and utility services;
5. Municipal expenditures;
6. The character of the district, and property values in the area; and
7. The general suitability of the property in question for the proposed use.